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the ahmanson ranch area plan

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AHMANSON RANCH AREA PLAN

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AHMANSON RANCH AREA PLAN

of the

VENTURA COUNTY GENERAL PLAN

Adopted by the Ventura County Board of Supervisors
December 15, 1992
Operative - September 23, 1998

AHMANSON RANCH AREA PLAN

TABLE OF CONTENTS

Page

INTRODUCTION

Area Plan Chronology 1
Relationship of Area Plan to Other General Plan Components 1
Area Plan Goals, Policies, and Programs 2

1. LAND USE

Introduction 3
Land Use Designations 3
1.1 General Land Use Goals and Policies 4
1.2 Village/Neighborhood Centers 4
1.3 Residential 5
1.4 Golf Course 6
1.5 Community Open Space 6
1.6 County Regional Plans and Programs 7
1.7 Other Public Agency Plans 7

2. RESOURCES

2.1 Air Resources 9
2.2 Water Resources 10
2.3 Biological Resources 11
2.4 Scenic Resources 12
2.5 Paleontological and Cultural Resources 12
2.6 Energy Resources 13

3. HAZARDS AND CONSTRAINTS

3.1 Geotechnical Hazards 14
3.2 Flood Hazards and Drainage 14
3.3 Fire Hazards 15
3.4 Noise Constraints 15

4. PUBLIC FACILITIES AND SERVICES

4.1 Transportation and Circulation 17
4.2 Water Supply 18
4.3 Sewage Treatment and Disposal 19
4.4 Solid Waste Disposal 19
4.5 Utilities 19
4.6 Public Safety 20
4.7 Education 21
4.8 Recreation 21
4.9 Governmental Organization 22

GLOSSARY 23

LIST OF FIGURES

Figure Page

1. Areas of Interest (Map) 24
2. Ahmanson Ranch Area of Interest (Map) 25
3. Land Use Plan (Map) 26
4. Building Intensity/Population Density Standards (Table) 27
5. Backbone Circulation Plan (Map) 28
6. Master Trails Plan (Map) 29

Ahmanson Ranch Specific Plan (Separate Document)

INTRODUCTION

The Ahmanson Ranch Area Plan is an integral part of the Ventura County General Plan. This Area Plan functions as the Land Use Plan for the Ahmanson Ranch community, an area of approximately 2,800 acres. This Area Plan governs the distribution, general location, types and intensity of land uses within the Ahmanson Ranch community and provides specific policies concerning development.

AREA PLAN CHRONOLOGY

Prior to adoption of the Ahmanson Ranch Area Plan, the Ahmanson Ranch was included in the Oak Park Area Plan. The Oak Park Area Plan designated the Ranch as "Open Space, 80 Acre Minimum Parcel Size".

In July 1988, separate General Plan Amendment applications for urban Development within the Ahmanson Ranch and Jordan Ranch were accepted for processing by the Ventura County Board of Supervisors. Individual Draft Environmental Impact Reports (EIRs) were prepared for each project, based on Development plans submitted for each of the ranches.

In December of 1991, the Board of Supervisors directed staff to evaluate a project alternative which incorporated elements of both the Ahmanson Ranch and Jordan Ranch projects. Identified in the EIR for the Ahmanson Ranch as the "Revised Project Alternative," this revised project would cluster Development on the eastern portion of the Ahmanson Ranch, leaving the entire 2,308 acre Jordan Ranch and 2,633 acres of the Ahmanson Ranch as public open space. Additionally, three other properties would be acquired by the National Park Service or the Mountains Recreation and Conservation Authority and would be retained as permanent, public owned open space. These properties include the 4,369 acre Runkle Ranch property, the 339 acre Corral Canyon property and the 300 acre Liberty Canyon property. With the inclusion of 915 acres of community open space located within the Ahmanson Ranch community, approximately 10,864 acres of open space would be preserved for public use.

The Planning Commission and the Board of Supervisors held a joint public hearing on the draft Area Plan on December 10 and 11, 1992. The Ahmanson Ranch Area Plan was adopted by the Board of Supervisors on December 15, 1992.

RELATIONSHIP OF AREA PLAN TO OTHER GENERAL PLAN COMPONENTS

The Ventura County General Plan is the plan by which the unincorporated portions of Ventura County will develop in the future. The County General Plan is divided into four chapters which encompass the State mandated General Plan elements. In addition to general goals, policies and programs contained in these four chapters, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Ahmanson Ranch Area Plan is the detailed land use plan of the Ventura County General Plan for the Ahmanson Ranch community. State law also mandates that all components of the General Plan be internally consistent with one another. To achieve this consistency, the goals, policies, programs and maps of the Ventura County General Plan were reviewed and used as appropriate in drafting this Area Plan.

A county may, as part of its planning program and in accordance with California Government Code Section 65450, prepare a Specific Plan for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. The Ahmanson Ranch Specific Plan provides detailed plan descriptions, design guidelines, and procedures and regulations for the Development and management of natural resources within the Ahmanson Ranch community, and serves as the implementing document for the goals, policies, and programs set forth in the Ventura County General Plan and this Area Plan.

AREA PLAN GOALS, POLICIES, AND PROGRAMS

The *goals*, *policies*, and *programs* contained in this Area Plan clearly express the intent of the Board of Supervisors, the community, and those governmental agencies responsible for providing services to the area. Goals, policies, and programs are described below:

Goal - Means the ultimate purpose of our effort stated in a way that is general in nature. Example: "Provide for unified planning and a diversified urban community that reflects modern site design standards and concepts."

Policy - Means a specific statement guiding day-to-day actions and implying clear commitment. Example: "Developers of discretionary projects shall be required to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems, ultra low water usage plumbing fixtures and other measures designed to reduce water usage."

Program - Means a coordinated set of measures designed to be set in motion to carry out the goals and policies of the Area Plan. Example: "The Planning Division shall coordinate with the National Park Service, the Santa Monica Mountains Conservancy, Oak Park Unified School District and Rancho Simi Recreation and Park District to ensure that future amendments to those agencies' plans are consistent with this Area Plan."

The Ahmanson Ranch Area Plan's *goals*, *policies*, and *programs* are divided into the following four sections, which correspond with the County's four General Plan Chapters:

Section 1. Land Uses;
Section 2. Resources;
Section 3. Hazards; and
Section 4. Community Facilities and Services.

Please note that other terms in the body of the text that are in **boldface** are defined in the GLOSSARY herewithin, or the GLOSSARY in the Ventura County General Plan - Goals, Policies and Programs document.

1. LAND USE

INTRODUCTION

The Ahmanson Ranch community is planned as a mixed use community. The Land Use Plan (Figure 3) identifies the general distribution and location of the various land uses permitted within the area plan boundary. The Building Intensity/Population Density Table (Figure 4) lists each land use designation and its total acreage, building intensity, population capacity and population density, building coverage, floor area and estimated employment generation, as applicable.

LAND USE DESIGNATIONS

The purpose of each land use designation is described below:

Village Center and Neighborhood Center: The purpose of the Village Center and Neighborhood Center designations are to provide for mixed use development areas that will become focal points for the community, and include commercial and office development, higher density residential Development (10-25 dwelling units per acre), and community facilities. These centers are intended not only to serve residents' shopping and service needs, but to provide local employment opportunities, provide centers for recreation and entertainment, and to offer community-level civic facilities.

The Village Center is intended to be the larger of the two centers, providing community facilities and services for the entire community (including a town hall, library, sheriff station, fire station, village green and community and neighborhood parks, and a K-8 school). The Village Center also includes a hotel, golf course clubhouse and a recreation facility.

The Neighborhood Center is intended to serve the neighborhood convenience commercial needs of the southern portion of the Ahmanson Ranch community and will also include an elementary school and park.

Residential: The purpose of the residential designation is to identify those areas where residential development is the principal permitted use, although community facilities (schools, parks, etc.) are also allowed. Residential density for the residential designation is permitted within the range of 0.15 to 10 dwelling units per acre. Additional categories of land use districts consistent with this designation are described in the Ahmanson Ranch Specific Plan.

Golf Course: The purpose of the Golf Course designation is to identify areas for two golf courses and private commercial recreation uses. This designation would permit public and private golf courses, and ancillary uses such as driving ranges, restaurants, and related facilities.

Community Open Space: The purpose of the Community Open Space designation is to identify open space lands retained largely for passive park and scenic open space purposes, including natural and landscaped slopes and fuel modification areas, as well as buffers and linkages between different land uses such as the golf courses and residential neighborhoods. Community open space lands also serve as the natural open space backdrop for the development and/or as sites for habitat restoration, wildlife corridors, and environmental resource mitigation for the Ahmanson Ranch development. The community open space areas will also include a maintenance yard, Southern California Edison substation, recycling center, sewage treatment facility, and several water storage facilities. Community open space areas will be dedicated to the County and maintained by a public entity, such as a County Service Area (CSA) or Community Services District (CSD).

In addition to the land use related *goals*, *policies* and *programs* identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to each land use category in the Ahmanson Ranch community:

1.1 GENERAL LAND USE GOALS AND POLICIES

1.1.1 Goals

1. Provide for new **development** within a compact urban community while preserving a major portion of the Ahmanson Ranch community as public open space.

2. Provide a balance of housing, commerce, employment, and recreation uses that fosters a sound economic base and affords significant opportunities to live, work, shop, and participate in recreation activities without leaving the community.

3. Preserve the major resources of the area by adapting **development** patterns to the natural environment as much as practical.

4. Provide for unified planning and a diversified urban community which reflects modern site design standards and concepts.

5. Allow a level of **development** which establishes an adequate economic base to fund needed services, improvements, and long-term maintenance in the Ahmanson Ranch community.

6. Ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.

7. Provide a land use plan with enough flexibility to allow responses to future changes in the housing market and technology.

8. Provide a broad range of community facilities, including governmental, recreational, and commercial.

1.1.2 Policies

1. The Ahmanson Ranch Specific Plan shall contain a Land Use Plan which provides for the land uses described in this Area Plan.

2. The Ahmanson Ranch Specific Plan shall contain permitted land uses, setbacks, and other site **development** standards, regulations, and procedures tailored to the land uses described in this Area Plan.

3. The Ahmanson Ranch Specific Plan shall contain design guidelines to ensure quality and consistent design features throughout the Ahmanson Ranch.

1.2 VILLAGE/NEIGHBORHOOD CENTERS

1.2.1 Goals

1. Encourage mixed-use **developments** that combine:

   a. Commercial uses that meet the shopping and service needs of the residents and visitors of the Ahmanson Ranch community;

   b. Office uses that provides employment opportunities within the community;

   c. Residential uses that provide multifamily housing opportunities within the community;

d. Civic, governmental, and other community services and facilities that allow these mixed use areas to become the focus for daily life within the community.

2. Locate and design commercial/office land uses so as to minimize land use incompatibility with residential uses.

1.2.2 Policies

1. Commercial **development** shall be permitted in conjunction with residential uses to provide mixed-use **development**.

2. Commercial uses in the Neighborhood Center shall be limited to neighborhood convenience services, while commercial services which benefit the entire community shall be located within the Village Center.

3. Locate and integrate the design of retail commercial, residential, office/employment, and civic facilities to promote ease of vehicular access, convenient parking for vehicles/bicycles, and safe on-site circulation, and to encourage walking within the Village/ Neighborhood Centers.

4. The Ahmanson Ranch Specific Plan shall include site **development** standards and site plan review procedures that ensure compatibility among residential, commercial, office, and public facility uses.

5. Commercial and office land uses, and higher residential densities shall be concentrated within the Village Center and Neighborhood Center.

6. The Ahmanson Ranch Specific Plan shall provide design guidelines for mixed-use **development** within the Village Center and Neighborhood Center which emphasize a pedestrian-oriented environment and controlled exterior lighting so that long-range visibility and off-site glare is reduced.

1.3 RESIDENTIAL

1.3.1 Goals

1. Provide living opportunities for families with a wide range of incomes.

2. Provide neighborhoods which utilize the natural topographic and environmental characteristics of the site.

3. Provide neighborhood configurations which encourage a variety of life-styles and distinct identity.

4. Produce residential environments and dwelling configurations that have substantial view, privacy, and open space qualities.

5. Encourage the provision of a variety of housing densities within the **development** so long as the overall density is consistent with the land use category established by the Land Use Plan (Figure 3).

1.3.2 Policies

1. **Discretionary** residential **development** shall be conditioned to incorporate appropriate design standards consistent with the guidelines established by the Ahmanson Ranch Specific Plan.

2. **Discretionary** residential **development** shall be designed to provide a harmonious relationship between adjoining uses, natural features, and the total environment.

3. The Ahmanson Ranch Specific Plan shall include an Affordable Housing Implementation Program intended to ensure that affordable housing will be available commensurate with the jobs generated within the Ahmanson Ranch community.

4. The Ahmanson Ranch Specific Plan shall provide a range of permitted residential densities from 0.15 to 25 units per acre.

5. A mixed-use land use district shall be designed for the Village Center and Neighborhood Center which provides for residential uses in conjunction with commercial, office, and community facility land uses.

1.4 GOLF COURSE

1.4.1 Goals

1. Provide a high quality recreational golfing experience while minimizing adverse impacts to existing topography and vegetation.

2. Design a stadium golf course to accommodate a PGA TOUR tournament event.

1.4.2 Policies

1. The Ahmanson Ranch Specific Plan shall provide design guidelines for golf course **development** which incorporate existing oak woodlands and natural landforms and augment native vegetation as a reflection of the surrounding natural setting.

2. Discretionary entitlements for spectator golf tournaments shall be required to adequately resolve traffic congestion management, parking and other tournament related impacts.

1.5 COMMUNITY OPEN SPACE

1.5.1 Goals

1. Maintain the lands outside the Ahmanson Ranch **development** area in Community Open Space as a means of retaining the scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public service and facilities required to support more intense land uses.

2. Protect public access to open space areas and integrate the Ahmanson Ranch community into a regional public trails network.

1.5.2 Policies

1. Community Open Space lands shall be dedicated to the County and maintained by a public agency (e.g., County Service Area or Community Services District or other entity approved by the County).

2. The Ahmanson Ranch Specific Plan shall establish an open space corridor west and south of the Ahmanson Ranch community which, in conjunction with the adjoining public and private open space lands, will help to preserve a wildlife habitat connection between the Santa Susana Hills and the Santa Monica Mountains.

3. A program to accommodate improvements and connections to equestrian and hiking trails within the Community Open Space areas and adjacent public open space lands shall be addressed in the Ahmanson Ranch Specific Plan.

1.6 COUNTY REGIONAL PLANS AND PROGRAMS

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. The following *goals*, *policies* and *programs* address the relationship between these regional plans and programs, and the Ahmanson Ranch area.

1.6.1 Goals

1. Ensure that **development** is consistent with all *goals*, *policies* and *programs* of the Ventura County General Plan.

2. Ensure that **development** is consistent with the population/land use forecasts of the Countywide Planning Program and the following Regional Plans thereunder:

   a. Air Quality Management Plan (AQMP), and
   b. Water Quality Management Plan (WQMP).

1.6.2 Policies

1. All **development** within the Ahmanson Ranch community shall be evaluated for consistency with the Ventura County General Plan.

1.6.3 Programs

1. The Planning Division and/or Public Works Agency will incorporate a revised Countywide Population/Dwelling Unit Forecast that takes into account the projected population of the Ahmanson Ranch community into future revisions to the WQMP.

2. The Air Pollution Control District will incorporate a revised Countywide Population/Dwelling Unit Forecast that takes into account the projected population of the Ahmanson Ranch community, into future revisions to the AQMP.

1.7 OTHER PUBLIC AGENCY PLANS

Several Federal, State, and local agencies have adopted plans which embrace land use issues within the Ahmanson Ranch Area Plan boundary. The following *goals*, *policies* and *programs* establish a relationship between these other agency plans and this Area Plan:

1.7.1 Goals

1. Ensure consistency with plans of the National Park Service, the Santa Monica Mountains Conservancy, Oak Park Unified School District, Rancho Simi Parks and Recreation District and the Local Agency Formation Commission, to the maximum extent feasible.

1.7.2 Policies

1. All **discretionary development** shall be evaluated for consistency with the plans of the National Park Service, the Santa Monica Mountains Conservancy, Oak Park Unified School District and the Rancho Simi Parks and Recreation District.

1.7.3 Programs

1. Recommend that the Santa Monica Mountains Conservancy amend the Santa Monica Mountains Comprehensive Plan to be consistent with this Area Plan.

2. The Planning Division shall coordinate with the National Park Service, the Santa Monica Mountains Conservancy, Oak Park Unified School District and Rancho Simi Recreation and Park District to ensure that future amendments to those entity's plans are consistent with this Area Plan.

3. The Board of Supervisors will request that the Local Agency Formation Commission create a new Area of Interest for the Ahmanson Ranch/Bell Canyon Area and amend the spheres of influence of existing agencies, as necessary, and develop a sphere of influence for a new County Service Area (CSA) or Community Services District (CSD) serving the Ahmanson Ranch community.

2. RESOURCES

In addition to the resource related *goals*, *policies* and *programs* identified in the County General Plan - Goals, Policies and Programs document, the following shall be applicable to the Ahmanson Ranch community:

2.1 AIR RESOURCES

2.1.1 Goals

1. Promote a level of air quality that protects the public health, safety and welfare.

2. Ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.

3. Ensure that all **development** is consistent with the Ventura County Air Quality Management Plan (AQMP)

2.1.2 Policies

1. **Discretionary development** which could have significant adverse air quality impacts shall be conditioned to avoid, minimize, or compensate for the air quality impact.

2. Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology, as determined by the APCD. Developers shall be encouraged to employ innovative technology in order to minimize air pollution impacts.

3. A pedestrian, equestrian, and bicycle circulation system shall be constructed in accordance with the Master Trails Plan (Figure 6) in order to encourage non-polluting modes of travel within the Ahmanson Ranch community.

4. Covered benches for public transit stops shall be constructed by the **master developer**.

5. **Discretionary development** in the Village/Neighborhood Centers shall be conditioned to provide bicycle lockers, or parking areas to encourage non-motorized modes of transportation.

6. Drive-up facilities for restaurants, banks and similar businesses shall be prohibited.

7. **Discretionary development** within the Village Center and Neighborhood Center areas shall be conditioned to utilize automobile parking fees, parking meters or other measures to discourage unnecessary motorized trips. Electric vehicles, car pool and van pool vehicles will be exempted from this requirement.

8. Electric vehicle usage shall be encouraged by providing electrical vehicle recharging units within each single family dwelling unit garage and by providing preferential parking in the Village/ Neighborhood Centers.

9. The Ahmanson Ranch Specific Plan shall include an Air Quality Mitigation/Transportation Management Program which shall describe land planning, project design and operational features to reduce air pollutant emissions.

10. The Ahmanson Ranch Specific Plan shall provide for a Transportation Management Association (TMA) to reduce the number of project-related peak-hour traffic trips by

using such measures as car/van pooling, staggered work hours and public transportation.

2.2 WATER RESOURCES

2.2.1 Goals

1. Maintain the quality of the area's water resources.

2. Ensure that proposed development is consistent with the Ventura County Water Quality Management Plan (WQMP).

3. Ensure use of reclaimed water for landscaping purposes.

2.2.2 Policies

1. All wells shall be evaluated by a State of California Registered Geologist or Certified Engineering Geologist. A well inspection report shall be prepared and submitted to the Public Works Agency Water Resources Division for review and approval.

2. All wells shall be upgraded as required by the approved well inspection report, or destroyed in accordance with Public Works Agency requirements.

   a. A re-use permit (Certificate of Exemption) shall be obtained from the Public Works Agency for the wells that are to be upgraded and not used.

   b. Evaluation and re-use/destruction of all wells within a **development phase** shall be completed prior to issuance of grading permits for mass grading within such development phase.

3. Landscaping within **discretionary development** shall utilize on-site well water and reclaimed water from Triunfo Sanitation District where feasible.

4. All discretionary permits shall be reviewed for consistency with the goals, objectives, and policies of the County's Water Quality Management Plan (WQMP).

5. The Ahmanson Ranch Specific Plan shall provide for an Urban Runoff Management Program addressing the issues of downstream siltation and pollution.

6. The Ahmanson Ranch Specific Plan shall contain a Landscape Water Management Program which shall require the use of reclaimed water in conjunction with water from existing on-site wells to irrigate golf courses, parks, and open space landscaping, as permitted by State and County agencies. If sufficient reclaimed water is not available for import, then it may be supplemented with potable water.

7. Prior to construction of the reclaimed water system, the **master developer** shall work with the County Public Works Agency to explore the cost and feasibility of extending the reclaimed water system to the Bell Canyon community.

2.3 BIOLOGICAL RESOURCES

2.3.1 Goals

1. Protect significant **biological resources** of the Ahmanson Ranch community, where feasible.

2. Protect wildlife corridors.

3. Preserve **threatened** and **endangered species**.

4. Protect natural habitat/vegetation, where feasible.

5. Compensate for the destruction or degradation of natural habitat/vegetation.

6. Encourage revegetation or landscaping which incorporates indigenous native plant species.

2.3.2 Policies

1. **Discretionary development** shall be located and designed to reduce the loss or damage to healthy mature trees and sensitive plant species.

2. The Ahmanson Ranch Specific Plan shall include an Oak Tree Mitigation Program which will implement the purpose and intent of Section 8107-25 of the Ventura County Ordinance Code, "Tree Protection Regulations."

3. Where improved channels are necessary for flood control purposes, they shall be constructed to maintain as natural a setting as possible.

4. No blasting shall be permitted from February 25 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1\2 mile of the blasting site or unless studies are conducted to the satisfactions of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.

5. An open space corridor shall be preserved west of the Ahmanson Ranch Area Plan boundary and south of the Ahmanson Ranch community which, in conjunction with adjoining open space lands will provide an opportunity for wildlife habitat linkage between the Santa Susana Mountains to the north with the Santa Monica Mountains to the south. The Ahmanson Ranch Specific Plan Resource Management Program shall contain a habitat management component that specifically addresses measures to preserve and enhance this wildlife corridor.

6. The Ahmanson Ranch Specific Plan shall provide a comprehensive resource management program that addresses how the Ahmanson Ranch project will be consistent with above biological resource *goals* and *policies*.

2.3.3 Programs

1. The Planning Division shall consult with the California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, and the National Park Service when reviewing **discretionary development** that may affect significant **biological resources**.

2.4 SCENIC RESOURCES

2.4.1 Goals

1. Preserve and protect the significant open views and vistas of the natural features endemic to the Ahmanson Ranch community.

2. Ensure that new **development** incorporates aesthetically pleasing design features, and is sensitively designed in order to preserve the natural beauty of the area.

2.4.2 Policies

1. The prominent natural ridgeline which forms the northern boundary of the **development** area shall be preserved to protect public views.

2. **Discretionary development** visible from the Las Virgenes Canyon hiking trail will be evaluated to ensure that public views of the Ahmanson Ranch community from the hiking trail are screened to the extent feasible.

3. The Ahmanson Ranch Specific Plan shall include a Master Landscape Plan which shall be consistent with the purpose and intent of the Ventura County "Landscape Design Criteria."

3. Potable and reclaimed water tanks shall be located and designed to minimize visual impacts on the Ahmanson Ranch community.

4. The Ahmanson Ranch Specific Plan shall include a Master Grading Plan with design guidelines which requires the employment of contour or landform grading techniques intended to produce finished grading which emulates natural landforms.

5. The Ahmanson Ranch Specific Plan shall provide Comprehensive Design Guidelines which shall ensure that the architectural design of buildings and structures use colors, forms and materials that blend with the natural environment and establish the thematic character of the community.

6. Surety shall be provided to the County through the posting of bonds or other means, for the maintenance and upkeep of all slope plantings and irrigation systems until this maintenance is assumed by a public agency, homeowner/property owners' association, or other entity.

2.5 PALEONTOLOGICAL AND CULTURAL RESOURCES

2.5.1 Goals

1. Preserve and protect any unique **paleontological** and **cultural resources** of the Ahmanson Ranch area, where feasible.

2. Further the knowledge and understanding of the history of human use of the Ahmanson Ranch area.

3. Ensure the utilization of proper paleontological and archeological research and assistance to precede future development so as to prevent the loss or destruction of significant **paleontological, archeological** and **historical resources**.

2.5.2 Policies

1. All discretionary permits involving earth movement within the Ahmanson Ranch shall be reviewed by the County's designated archeological resource organization and representatives of the local Chumash Indian Community.

2. The Ahmanson Ranch Specific Plan shall include an Archeological/ Paleontological Resources Mitigation Program. This program shall include additional site specific archeological work as required by the Ahmanson Ranch project EIR and shall ensure

adequate monitoring of construction activities by qualified archaeologists, paleontologists and native American observers. If additional cultural or paleontological resources are uncovered, the program shall ensure that construction activities in the vicinity are halted until proper disposition of the site has been determined by the County.

2.6 ENERGY RESOURCES

2.6.1 Goals

1. Create a land use pattern that minimizes energy consumption.

2. Encourage the use of alternative energy sources in new **development**.

3. Encourage the employment of energy conservation techniques in new **development**.

2.6.2 Policies

1. All residential units shall employ state-of-the-art energy saving devices. These are to include, but are not limited to, the following:

   a. Gas appliances shall not have continuous burning pilot lights;

   b. All thermostat devices controlling space heating units shall have night setback features; and

   c. Kitchen ventilation system shall have automatic dampers to ensure closure when not in use.

2. Residential site plans shall provide for passive or natural heating and cooling opportunities within each subdivision.

3. Project construction shall incorporate energy-savings designs which will yield approximately a 20 percent efficiency over Title 24 requirements in effect at the date of adoption of this Area Plan.

4. The Ahmanson Ranch Specific Plan shall include an Air Quality Mitigation/Transportation Management Program which will enumerate additional energy conservation measures.

3. HAZARDS AND CONSTRAINTS

In addition to the hazard related *goals*, *policies* and *programs* identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Ahmanson Ranch community:

3.1 GEOTECHNICAL HAZARDS

3.1.1 Goals

1. Protect the public and minimize public and private losses due to seismic and geologic hazards.

3.1.2 Policies

1. A geotechnical report identifying geotechnical hazards and mitigation measures necessary to avoid these hazards, shall be prepared prior to the issuance of grading permits for **development** within the Ahmanson Ranch community.

2. All grading shall adhere to the requirements of the County Grading Ordinance and the grading design guidelines described in the Ahmanson Ranch Specific Plan Master Grading Plan.

3.2 FLOOD HAZARDS AND DRAINAGE

3.2.1 Goals

1. Protect the public and minimize public and private losses due to flood hazards.

2. Provide flood control and drainage facilities where necessary for the protection of life and property.

3.2.2 Policies

1. New **development** shall be protected from flood hazards and shall be designed to avoid aggravating flood hazards to downstream properties.

2. The County Public Works Agency and County Flood Control District shall regulate, by means of a Watercourse Permit, any construction affecting **Red Line Channels** in the Ahmanson Ranch community (i.e., Las Virgenes Creek).

3. Any **development** located in the 100 year **flood plain** shall be regulated by the County's Flood Plain Management Ordinance.

4. All **discretionary development** shall include measures to control water runoff and to ensure adequate slope stability and revegetation.

5. All flood control and drainage facilities must be constructed to meet the minimum design standards of the County Public Works Agency and County Flood Control District.

6. The Ahmanson Ranch Specific Plan shall include a Master Drainage Plan for the Ahmanson Ranch community. Subsequent drainage plans prepared for development within the Ahmanson Ranch community shall conform to this master drainage plan.

3.3 FIRE HAZARDS

3.3.1 Goals

1. Protect the public and minimize public and private losses due to fire.

2. Ensure that **development** in **high fire hazard areas** provides adequate protection of life and property.

3. Support controlled-burn programs and other fire prevention measures.

3.3.2 Policies

1. **Discretionary development** permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District.

2. **Discretionary development** in **high fire hazard areas** shall be required to develop landscape plans utilizing fire retardant plant material, cleared areas, or other acceptable means of reducing fire hazards consistent with other policies.

3. All roads shall conform to the standards of the Fire Protection District. Cul-de-sac length shall not exceed 800 feet unless otherwise approved by the Ventura County Fire Protection District.

4. Adequate access and fire flow improvements shall be completed prior to combustible construction.

5. If required by the Board of Supervisors, an emergency access road connecting the Ahmanson Ranch community and the Bell Canyon community acceptable to the County Fire Protection District shall be constructed or guaranteed by the **master developer** prior to approval of a **master tract map** for the last **development phase**. If feasible, the financial participation of the Bell Canyon community should be considered.

6. A fuel modification zone generally 100 linear feet in depth shall be provided around all residential areas adjacent to nonirrigated open space. The Ahmanson Ranch Specific Plan shall describe specific standards and guidelines for the **development** of the required fuel modification zone.

3.4 NOISE CONSTRAINTS

3.4.1 Goals

1. Provide for a relatively quiet environment through proper land use planning and permit conditioning.

2. Separate and/or buffer noise sensitive uses from noise generating uses. (See General Plan Goals, Policies and Programs, Section 2.16 for a complete listing of these uses.)

3.4.2 Policies

1. **Development** proposals shall be subject to the policies and standards of the Noise Section (Section 2.16) of the Ventura County General Plan. Noise levels for **noise sensitive uses** proposed to be located near continuous noise sources, and for noise generators proposed to be located near **noise sensitive uses**, shall conform to the specific noise standards of said section.

2. **Noise sensitive uses** shall be buffered from road noise by the placement of walls or berms, the establishment of setbacks, greenbelts, and appropriate speed limits, installation of double glazed windows, and/or other appropriate means.

3. In conjunction with the application for a discretionary entitlement for noise sensitive uses located adjacent to arterials, applicants shall be required to submit a noise study describing the existing and future noise environment and specifying any measures needed to reduce exterior noise levels to CNEL 60 or $L_{eq}1H$ of 65 dB(A) during any hour. Feasible mitigation measures suggested by the study shall be incorporated into the project design.

7. Stationary noise levels from noise generators shall incorporate noise control measures so that outdoor noise levels at the property line do not exceed the noise standards established by policy 2.16.2-1 of the Goals, Policies and Programs document of the Ventura County General Plan.

4. PUBLIC FACILITIES AND SERVICES

In addition to the public facilities and services related *goals*, *policies* and *programs* identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Ahmanson Ranch community:

4.1 TRANSPORTATION AND CIRCULATION

4.1.1 Goals

1. Ensure an adequate circulation and transportation system to serve the needs of the Ahmanson Ranch community.

2. Ensure that the Ahmanson Ranch circulation system ties into the existing regional circulation system through an arterial and collector street network.

3. Provide safe pedestrian and bicycle pathways throughout the Ahmanson Ranch community.

4. Provide alternative transportation systems, such as pedestrian and bicycle pathways and public and private bus service to and from the Ahmanson Ranch community.

5. Discourage unnecessary automobile trips within the Ahmanson Ranch community.

4.1.2 Policies

1. All road improvements shall be in conformance with the Backbone Circulation Plan (Figure 5) which has been designed to reflect the above goals.

2. **Discretionary development** shall be conditioned to mitigate adverse impacts to circulation. This shall include contributing to the cost of off-site improvements, to the extent required by the Ahmanson Ranch Specific Plan.

3. The Ahmanson Ranch Specific Plan incorporates road design criteria within the Ahmanson Ranch community beyond those allowed by the county road standards. These road design criteria are designed to enhance the safe operation of these roads, improve the aesthetic condition of the project, minimize grading so that the roads more closely conform to the terrain, and to avoid oak trees or other significant site resources. (Any proposed deviations from the county public road standards must be approved by the County Public Works Agency.)

4. **Discretionary development** which incorporates private gated access roads shall be required to make provisions for private road maintenance acceptable to the County.

5. **Discretionary** commercial and office **development** shall provide secure bicycle parking facilities.

6. **Discretionary** commercial and office **development** shall provide incentives for transit use (e.g., provide bus passes for their employees, residents, or clients; establish a subscription bus service, and/or participate in car pool/van pool programs).

7. **Discretionary development** within the Village Center and Neighborhood Center areas shall be conditioned to utilize automobile parking fees, parking meters or other measures to discourage unnecessary motorized trips. Electric vehicles, car pool and van pool vehicles will be exempted from this requirement.

8. Pedestrian, equestrian, and bicycle facilities and transit facilities shall be constructed and maintained in accordance with the requirements of the Ahmanson Ranch Specific Plan.

9. The Ahmanson Ranch Specific Plan Air Quality Mitigation/ Transportation Management Program shall include measures to discourage automobile trips, encourage telecommuting and provide for a Transportation Management Association to implement these measures.

4.2 WATER SUPPLY

4.2.1 Goals

1. Ensure that adequate water system lines and facilities are constructed to serve all future **development** in the Ahmanson Ranch community, and are not over-sized to facilitate future **development** outside of the Ahmanson Ranch community.

2. Ensure that adequate quantity and quality of water will be available to all residential, commercial, office, and recreational uses within the Ahmanson Ranch community.

3. Encourage employment of water conservation techniques in new construction.

4.2.2 Policies

1. All **development** within the Ahmanson Ranch community shall be required to obtain a will-serve commitment from a County or State of California Department of Public Health approved water purveyor prior to **development** project approval.

2. The potable water system for the Ahmanson Ranch community shall be sized to be no larger than necessary to serve the community.

3. The Ahmanson Ranch Specific Plan shall include a comprehensive Landscape Water Management Program. The Landscape Water Management Program shall incorporate well water and reclaimed water to irrigate golf courses, public parks and Community Open Space, and multi-family residential landscaping.

4. All **discretionary** land use **development** permits shall include provisions for water conservation techniques and the use of drought resistant plants wherever possible, consistent with the Ahmanson Ranch Specific Plan Landscape Water Management Program.

5. Each residential tract which incorporates model homes shall include landscaping for one of the model homes which utilizes a water-conserving (xeriscape) landscape design consistent with the Ventura County "Landscape Design Criteria."

6. Prior to approval of the **master tract map** for the final **development phase**, the **master developer** shall make a good faith effort to renegotiate the agreement with the Calleguas Municipal Water District to reduce the contract allotment to correspond with the actual potable water needs of the Ahmanson Ranch community.

7. The water system shall be designed to provide for emergency storage at least equal to one day's maximum water demand.

8. The water system shall be designed to incorporate automatic meter reading.

4.3 SEWAGE TREATMENT AND DISPOSAL

4.3.1 Goals

1. Ensure that sewage lines and facilities are constructed to serve all future **development** in the Ahmanson Ranch Area Plan boundary and are not over-sized to provide for future **development** outside of the Ahmanson Ranch community.

2. Ensure that on-site wastewater reclamation plant and collection system provide maximum feasible protection of groundwater resources.

3. Ensure that sewage collection and treatment facilities are available to serve future **development** of the Ahmanson Ranch community.

4.3.2 Policies

1. All **development** within the Ahmanson Ranch community shall be connected to a sewer system. A will-serve commitment and/or other agreement shall be obtained from the sewer purveyor prior to approval of discretionary permits.

2. The sewer system designed for the Ahmanson Ranch community shall be sized to be no larger than necessary to serve the community.

4.3.3 Programs

1. Encourage Las Virgenes Municipal Water District and Triunfo County Sanitation District to investigate areas within the Tapia Water Reclamation Plant service area that could consolidate and maximize the service areas of potential satellite wastewater reclamation facilities within the two districts.

4.4 SOLID WASTE DISPOSAL

4.4.1 Goals

1. Encourage recycling of solid waste materials.

4.4.2 Policies

1. The Ahmanson Ranch Specific Plan Recycling Center/Solid Waste Management Program shall enumerate requirements for solid waste recycling within the community.

4.4.3 Programs

1. Encourage the Oak Park Unified School District to participate in the Ahmanson Ranch recycling program.

4.5 UTILITIES

4.5.1 Goals

1. Provide adequate utility services to the area while protecting the area's scenic qualities.

4.5.2 Policies

1. The Ahmanson Ranch Specific Plan shall contain design guidelines which require the undergrounding of all electrical, television cable, and telephone lines within the Ahmanson Ranch community.

2. The Ahmanson Ranch Specific Plan Air Quality Mitigation/ Transportation Management Program shall require utilization of state-of-the-art fiber optic technology to enhance opportunities for computer shopping, telecommuting and teleconferencing.

4.6 PUBLIC SAFETY

4.6.1 Goals

1. Provide for the protection of the public through effective law enforcement and fire protection policies and programs.

2. Prohibit **development** in areas where neither emergency access nor adequate water supplies for fire fighting purposes can be provided.

3. Ensure that future **development** provides adequate security for the prevention of local crime.

4.6.2 Policies

1. **Discretionary development** shall comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, and emergency equipment and personnel.

2. Adequate water supplies and delivery system for fire fighting purposes shall be required to serve any **discretionary development** in accordance with the standards of the Fire Protection District.

3. All **discretionary development** projects shall be conditioned to provide adequate site security and security lighting during project construction and for residents, employees and visitors following project development.

4. The County Sheriff's Department and Fire Protection District shall review discretionary permits to ensure that an adequate level of law enforcement/fire protection will be provided.

5. Prior to issuance of any building permit, the **master developer** shall develop and implement a fire protection plan for the entire **development**. This fire protection plan shall be subject to the approval of the Ventura County Fire Prevention District.

6. The Ahmanson Ranch Specific Plan shall provide for the **development** of public safety facilities (fire station and sheriff's station) on both an interim and ultimate design basis.

4.6.3 Programs

1. The Sheriff's Department will assist new residential neighborhoods within the Ahmanson Ranch **development** in developing a neighborhood watch program.

4.7 EDUCATION

4.7.1 Goals

1. Ensure a quality education for the children of the Ahmanson Ranch community.

2. Ensure that adequate facilities are provided at local schools.

3. Promote multiple use of school facilities.

4.7.2 Policies

1. School facilities, such as parking lots, gymnasiums, and play fields shall be located and planned as multiple use facilities as much as possible (e.g., combine public park and school playground facilities).

2. The Ahmanson Ranch Specific Plan shall provide for interim and permanent public school sites and facilities. The sizes and locations of school sites shall be defined in a Public Community Facilities/ Services Plan component of the Specific Plan, and in coordination with the Oak Park Unified School District.

3. The Ahmanson Ranch Specific Plan shall provide for public library facilities for the community.

4.7.3 Programs

1. The County Planning Division shall coordinate an exchange of information with the Oak Park Unified School District regarding school needs and new residential development.

2. The Oak Park Unified School District is encouraged to make school facilities within the Ahmanson Ranch community available during off-school hours as appropriate for community meeting space, recreation, and other compatible functions.

4.8 RECREATION

4.8.1 Goals

1. To provide a range of recreational opportunities and programs that are easily accessible to the residents of the Ahmanson Ranch community.

2. Ensure that new residential development contributes toward recreational facilities for the population expected to be generated.

3. Encourage the dedication of open space lands to public agencies.

4. Establish a public trail network between public lands.

5. Promote multiple use of school/park facilities.

4.8.2 Policies

1. Schools and parks shall be located adjacent to each other and planned as joint-use facilities when possible.

2. A network of bicycle and pedestrian paths and hiking/equestrian trails shall link the Ahmanson Ranch community as shown on the master Trails Plan (Figure 6). All such

amenities shall be constructed or guaranteed by the **master developer** as a condition of master tract map approval.

3. The Ahmanson Ranch Specific Plan shall provide for a comprehensive local park implementation program to assure that adequate neighborhood and community parks will be provided for the Ahmanson Ranch community.

4.9 GOVERNMENTAL ORGANIZATION

4.9.1 Goals

1. To provide opportunities for the citizens of the Ahmanson Ranch community to take an active role in determining community affairs.

2. Establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.

3. Provide public services at the level desired by area residents.

4. Ensure that new **development** adequately funds County services.

5. Establish a self-governing community in the long-term.

4.9.2 Policies

1. Two approaches to governmental organization shall be considered consistent with the provisions of this Ahmanson Ranch Area Plan:

   a. The formation of an Ahmanson Ranch County Service Area or Community Services District; and

   b. The incorporation of a new city.

2. Any governmental organization plan for the Ahmanson Ranch shall provide governmental service in an efficient, cost-effective manner, avoiding fragmentation and duplication.

3. The Ahmanson Ranch Specific Plan shall provide a comprehensive Public Community Facilities/Services Plan that meets the needs of the Ahmanson Ranch residents and visitors. The Public Community Facilities/Services Plan shall depict types, sizes, and character of community facilities and shall identify what agencies or entities are operationally responsible for providing civic and governmental services within the Ahmanson Ranch. The Jurisdictional Services Plan shall:

   a. Ensure through a special district that there are sufficient funds to provide urban levels of community service in the Ahmanson Ranch community; and

   b. Facilitate the eventual creation of a new city, if desired by the future residents of the Ahmanson Ranch community.

GLOSSARY

Unless the context requires otherwise, the definitions of words and terms provided below shall be used in interpreting this Area Plan. It should be noted that **boldface** words in the text of this Area Plan are defined in this glossary or in the Ventura County General Plan - Goals, Policies and Programs document.

Development Phase: One of four **development phases** as established in the Development Phasing Program described in the Ahmanson Ranch Specific Plan.

Master Developer: The Ahmanson Land Company and its successors and assigns and any person or entity which effects the recordation of a **master tract map**.

Master Tract Map: A subdivision map, prepared by the Master Developer for the purpose of mass grading and construction of backbone circulation and infrastructure improvements, and for the financing and conveyance of parcels to **merchant builders** for subsequent use and **development**.

Merchant Builder: A person or entity that effects a subdivision within the Ahmanson Ranch community by any instrument other than a **master tract map**, or that carries out building activities within any subdivision for which a discretionary permit is required (other than the activities required to be performed by the **master developer** as a condition of approval of a **master tract map**).

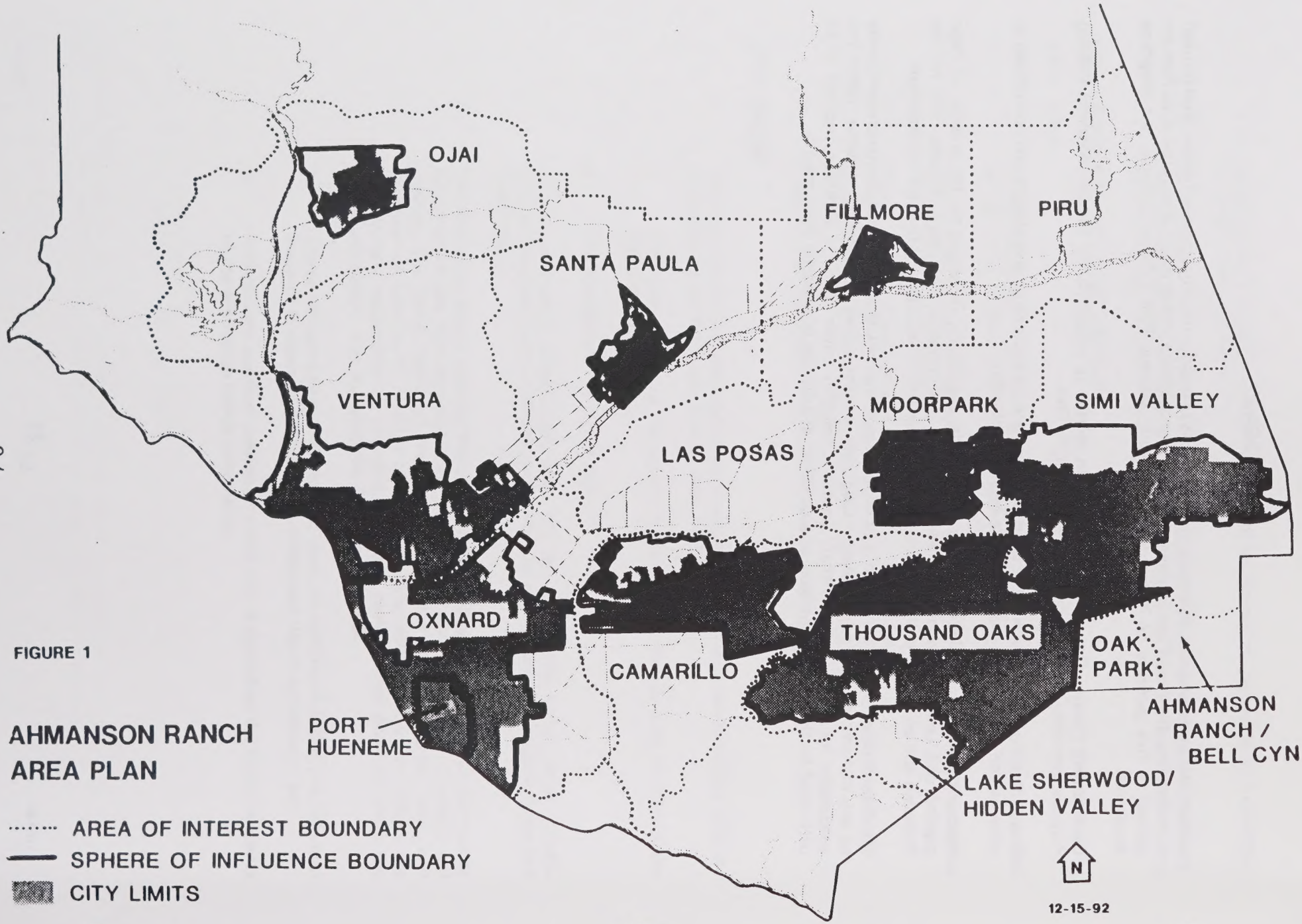
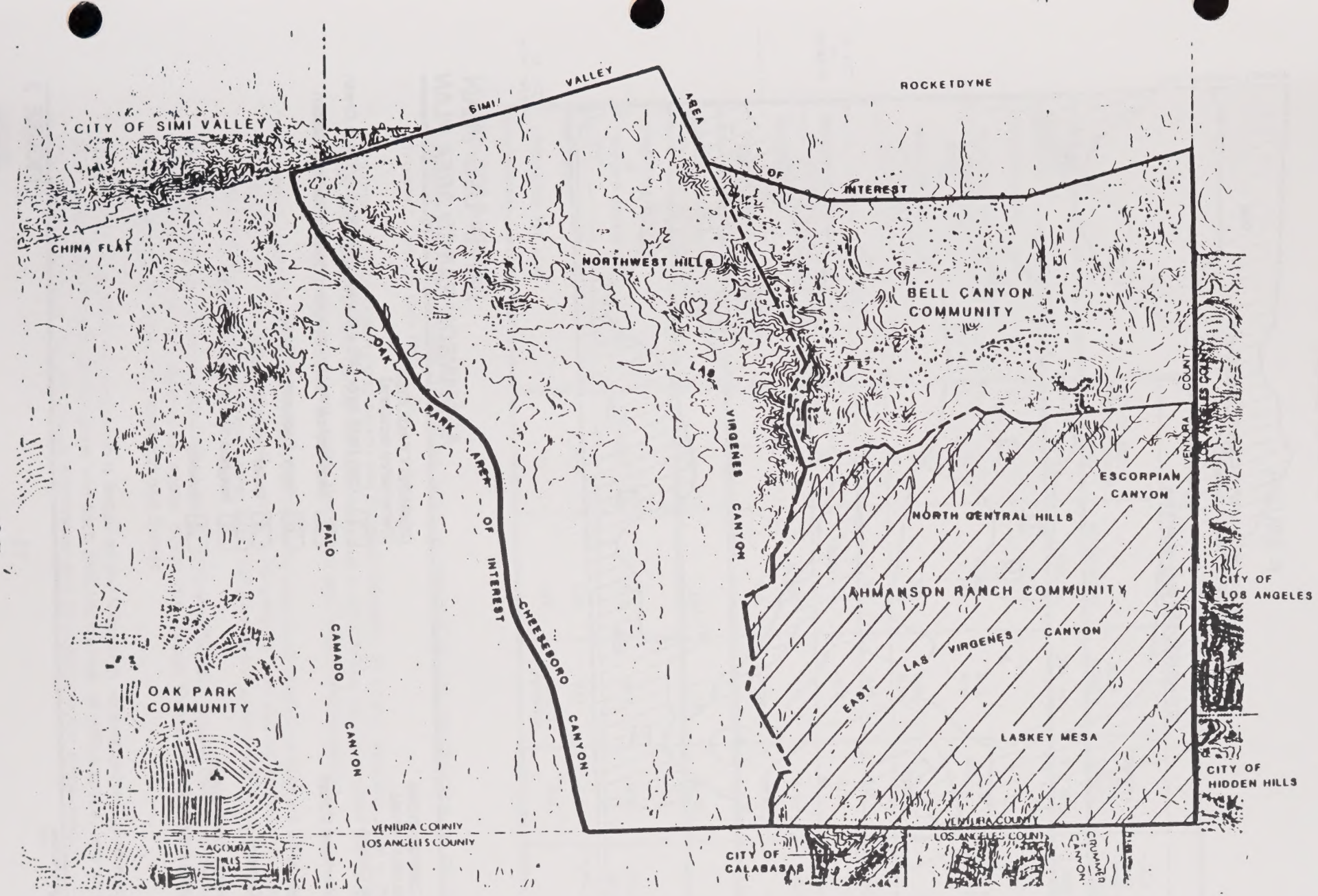

OJAI
FILLMORE
PIRU
SANTA PAULA
VENTURA
MOORPARK
SIMI VALLEY
LAS POSAS
OXNARD
THOUSAND OAKS
OAK PARK
CAMARILLO
PORT HUENEME
AHMANSON RANCH / BELL CYN
LAKE SHERWOOD/ HIDDEN VALLEY
AHMANSON RANCH AREA PLAN
AREA OF INTEREST BOUNDARY
SPHERE OF INFLUENCE BOUNDARY
CITY LIMITS
N
12-15-92

FIGURE 1



AHMANSON RANCH/BELL CANYON AREA OF INTEREST

AHMANSON RANCH AREA PLAN

Portion of Area of Interest governed by Ahmanson Ranch Area Plan

FIGURE 2

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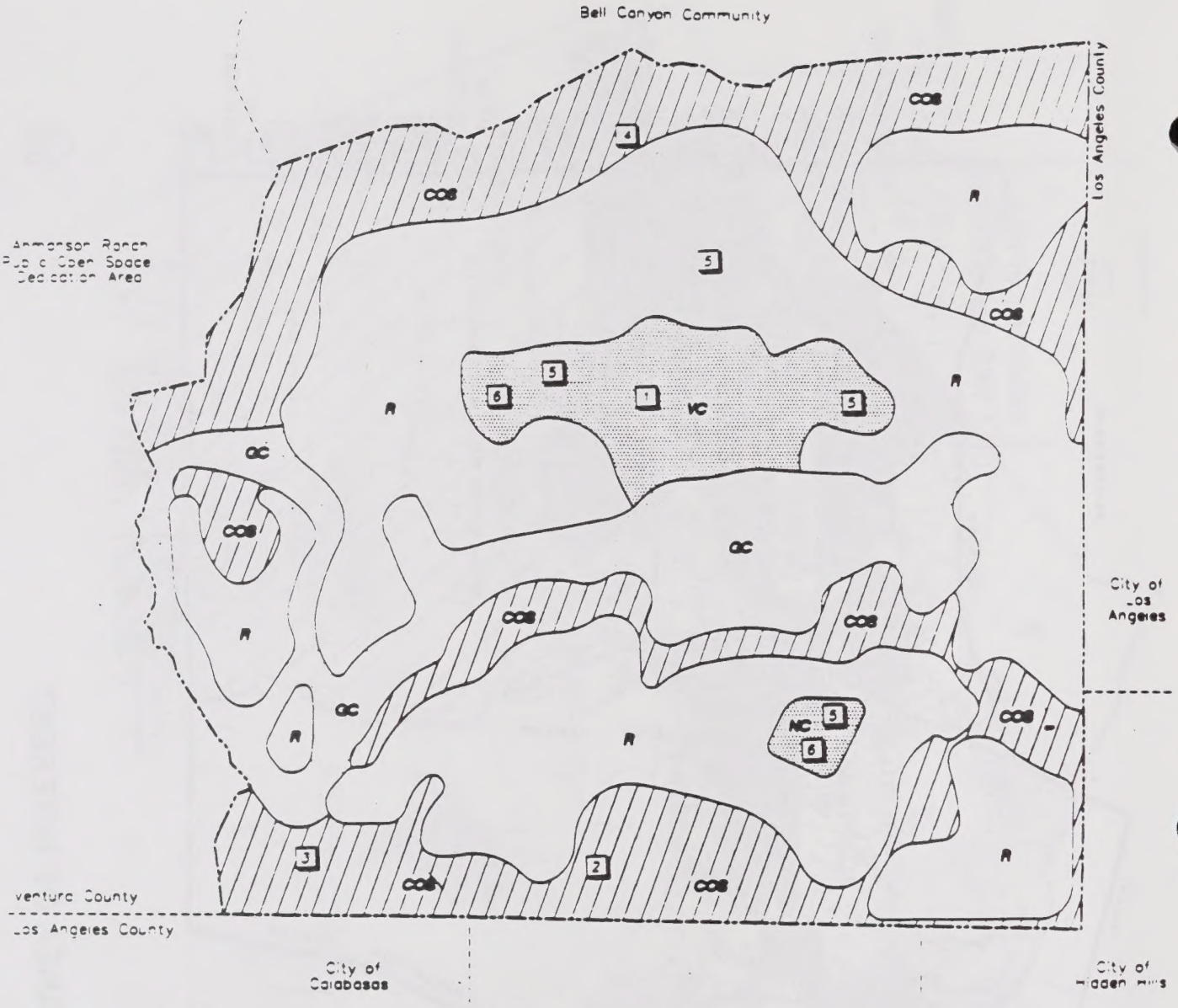


LAND USE PLAN
AHMANSON RANCH AREA PLAN

LAND USE DESIGNATIONS
(Generalized boundaries)

- VC — Village Center
- NC — Neighborhood Center
- R — Residential
- OC — Golf Courses
- COS — Community Open Space
- ---- — Area Plan Boundary

COMMUNITY FACILITIES
(Generalized locations)

1. Town Hall/Library/Fire Station/Sheriff Station/Village Green
2. Maintenance Facility/Recycling Center/Edison Substation
3. Water Reclamation Facility
4. Water Storage Facility
5. Neighborhood/Community Parks
6. Schools

0 2000'

FIGURE 3

12-15-92

FIGURE 4

BUILDING INTENSITY/POPULATION DENSITY STANDARDS
AHMANSON RANCH PLAN

	AREA PLAN LAND USE DESIGNATION				
	VILLAGE/ NEIGHBORHOOD CENTERS	RESIDENTIAL	GOLF COURSE	COMMUNITY OPEN SPACE	TOTAL
GROSS ACRES	180 Ac.	1,603 Ac.	390 Ac.	915 Ac.	2,800 Ac.[1]
RESIDENTIAL DWELLINGS					
PRINCIPAL DWELLING UNITS					
Single-Family Units	0	1,805	N/A	N/A	1,805
Multi-Family Units	664[2]	231	N/A	N/A	895
ANCILLARY DWELLING UNITS					
Second Dwelling Units	0	300	N/A	N/A	300
Single Room Occupancy Units	50	0	N/A	N/A	50
TOTAL DUs	714	2,336	N/A	N/A	3,050
MAXIMUM DENSITY (Principal DU's/Ac.)	25	10	N/A	N/A	---
POPULATION[3]	1,511	6,865	N/A	N/A	8,376
Average Population Density (Persons Per Acre)	8.4	4.3	N/A	N/A	---
MAXIMUM BUILDING COVERAGE (Percent of Lot Area)	100%	60%	0.5%	0.5%	N/A
COMMERCIAL/OFFICE					
MAXIMUM SQUARE FEET OF FLOOR AREA	400,000[4]	N/A	N/A	N/A	400,000
EMPLOYEES	1,791[5]	N/A	N/A	N/A	1,791
EMPLOYEES PER ACRE	10	N/A	N/A	N/A	10

N/A = Not Applicable

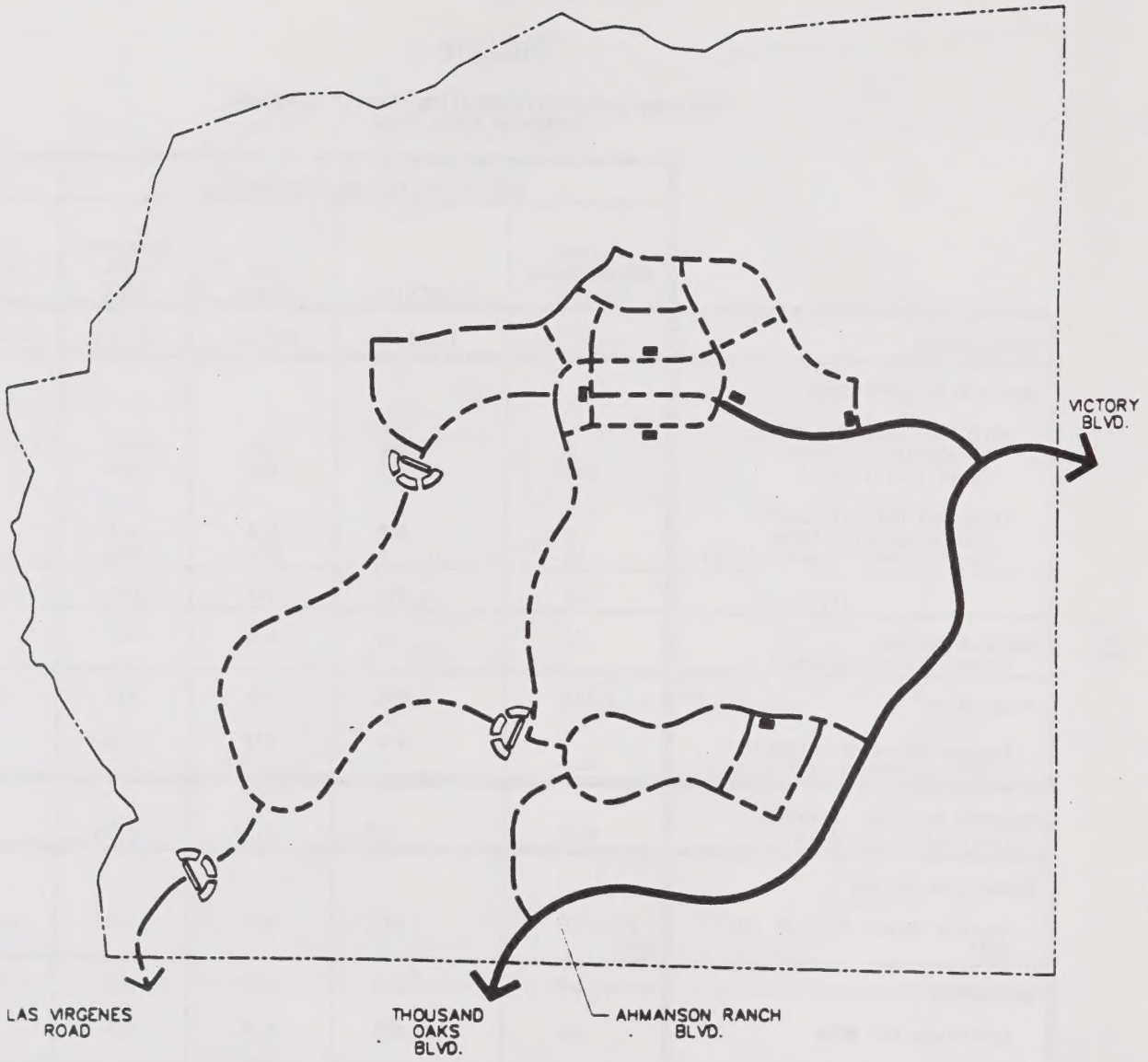
[1] The acreage total includes 140 acres which is required for the construction of the backbone circulation system (see Figure 6).

[2] For purposes of estimating population and building intensity, all of the dwelling units in the Village Center and Neighborhood Center are assumed to be multi-family units. It is noted that single-family attached units are also permitted within the village and neighborhood centers.

[3] Population projections are based upon the following estimated number of persons per dwelling unit: 3.21 persons per unit for single-family units, 2.20 persons per unit for multi-family units, 1.83 persons per unit for second-dwelling units; and 1.00 person per each single-room occupancy unit.

[4] The square footage of commercial/office space includes 250,000 square feet of office space, and 145,000 square feet of commercial space within the Village Center and 5,000 square feet of commercial space within the Neighborhood Center.

[5] The number of employees calculation is based on the following: one employee generated per each 250 square feet of commercial space and each 350 square feet of office space, and an estimated 210 hotel employees, 55 golf course employees and 72 public service employees.



BACKBONE CIRCULATION PLAN
AHMANSON RANCH AREA PLAN

Arterial Roads
4 Lane

Collector Roads
2 Lane

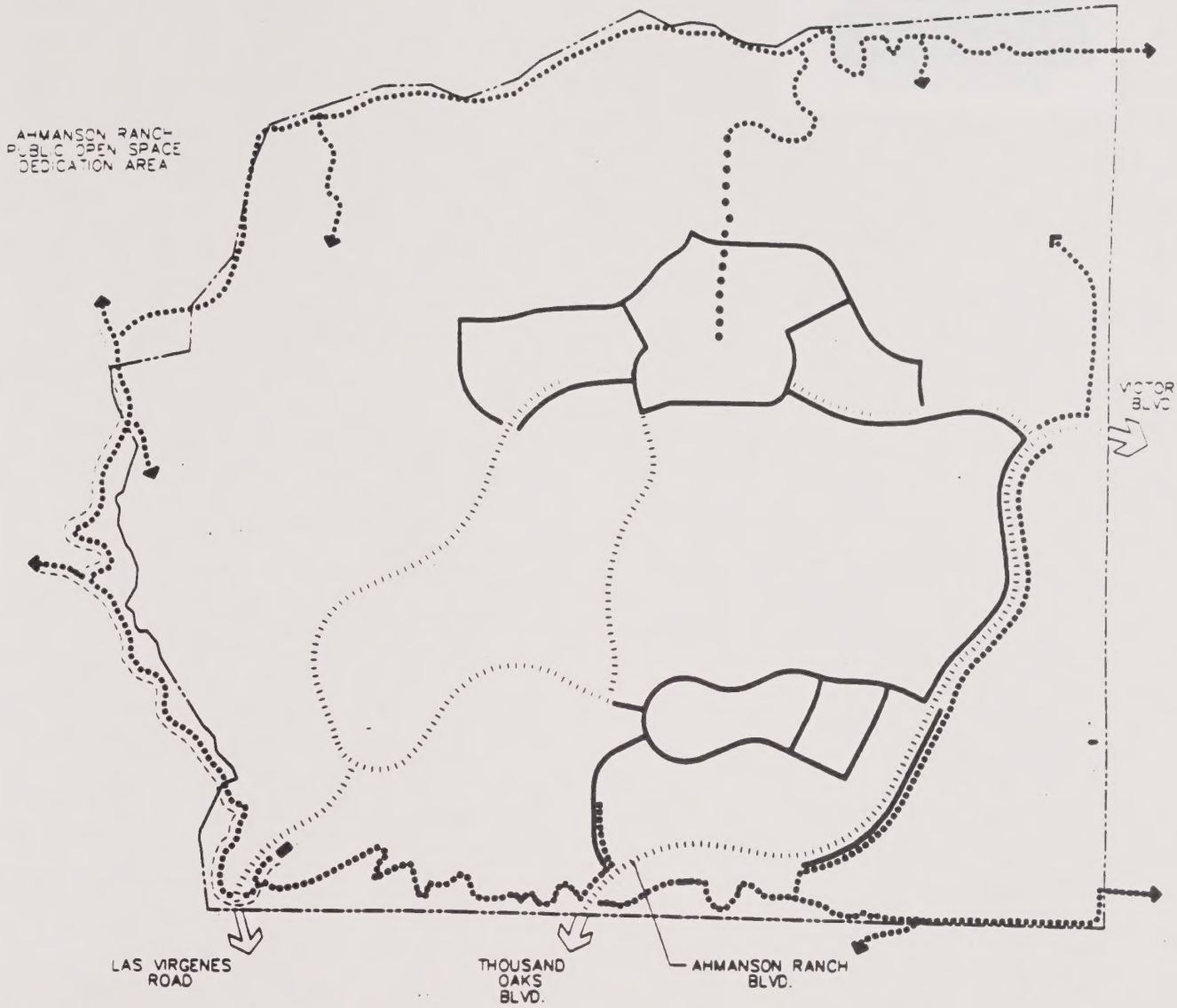
Bus Turnout

Private Residential Community Gated Entry

Area Plan Boundary

0 2000'

FIGURE 5



MASTER TRAILS PLAN
AHMANSON RANCH AREA PLAN

Off-Street Multi-Purpose (Bicycle/Pedestrian) Trail

On-Street Bike Lanes

Pedestrian Trail

Hiking/Equestrian Trails

Trailhead/ Parking Area

Mountain Bike Trail
Access to Ahmanson Ranch Public Open Space Dedication Area subject to approval of Santa Monica Mountains Conservancy

---- Area Plan Boundary

0 2000'

FIGURE 6

U.C. BERKELEY LIBRARIES
C101729022